

Topsfield Planning Board

April 1, 2014

Chairman Morrison called the meeting to order at 8:00 PM at the Town Library. Board members present were Martha Morrison, Jeanine Cunniff, Joseph Geller, Ian De Buy Wenniger and Steven Hall. Roberta Knight, Community Development Coordinator was also present.

Visitors: Selectman Dick Gandt; Christopher Cunningham, Caitlin Cunningham, Tobin Shulman, Mark Lyons, Chuck Southard, Jodi Conway, Cynthia Bateman, Joe Bateman

Update: Chairman Morrison noted that the zoning warrant articles have received positive action by the Finance Committee. Ms. Morrison also informed the members that the Town had been notified through a series of emails that both the attorney of record and the project engineering firm were no longer representing Meeting Way Corporation and directed town officials to contact George Jedlin, President of Meeting Way Corporation. Ms. Morrison then stated that she called Mr. Jedlin who was totally unaware of the situation. This was followed by telephone calls by Larry Beals to herself and Lana Spillman. Mr. Beals and Joe Falzone, who is back in the picture, are attempting to resolve the situation and get the close-out back on track.

10 Meadowview Road: At 8:25PM, Chairman Morrison called to order the public hearing to consider the application of Christopher & Caitlin Cunningham for premises located at 10 Meadowview Road requesting a special permit pursuant to Article VII, Section 7.03 of the Zoning By-law for the construction of a temporary accessory apartment.

Mr. Tobin Shulman, the Project Architect, reviewed the construction plans with the Board for a new 3-bay garage with the accessory apartment located above the garage. There would also be an enlargement of the driveway on the left side of the house for access to the garage and turning space.

Mr. Mark Lyons, the direct abutter, asked several questions and noted his concern relative to the possible effect of drainage run-off onto his property and a need for a buffer area for shrubs.

Chairman Morrison noted that the Stormwater Bylaw did not apply since the project was not large enough in size; however, she noted her concern that there would be a substantial increase of impervious surface for the new driveway configuration such that stormwater must be managed and run-off directed to the back of the property by grading. Mr. Shulman noted that this could be accomplished by placing a “saddle” in the middle of the drive which would direct the water.

Upon review of the application, plan and documentation, the Board made the appropriate finding to grant a special permit. Member Jeanine Cunniff made the motion to approve a temporary accessory apartment at 10 Meadowview Road conditioned that the water run-off be managed in the direction of the backyard; seconded by Clerk Steven Hall; so voted 4-0.

Member Joseph Geller arrived.

Minutes:

Member Jeanine Cunniff made the motion to approve the minutes of January 7, 2014 as written; seconded by Clerk Steven Hall; so voted 5-0.

Member Jeanine Cunniff made the motion to approve the minutes of January 14, 2014 as amended; seconded by Member Joseph Geller; so voted 4-0. Member Ian De Buy Wenniger abstained.

Member Jeanine Cunniff made the motion to approve the minutes of February 4, 2014 as amended; seconded by Member Ian De Buy Wenniger; so voted 5-0.

Member Joseph Geller made the motion to approve the minutes of the joint meeting on February 11, 2014 as written; seconded by Member Jeanine Cunniff; so voted 4-0. Member Ian De Buy Wenniger abstained.

Member Jeanine Cunniff made the motion to approve the minutes of February 19, 2014 as written; seconded by Member Ian De Buy Wenniger; so voted 4-0. Clerk Steven Hall abstained.

The meeting was adjourned at 9:15 PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator